

ORDINANCE 1576

**AN ORDINANCE OF THE CITY OF NORTH BEND,
WASHINGTON, AMENDING NORTH BEND
MUNICIPAL CODE SECTIONS 18.10.010,
18.10.020(A), 18.12.010, 18.12.030, 18.18.030, 18.18.070,
18.18.100, AND 18.40.020 AND TABLES 18.10.030,
18.10.040, 18.10.050 AND 18.20.060, RELATING TO
THE CONSTRAINED LOW-DENSITY RESIDENTIAL
(CLDR) ZONE; PROVIDING FOR SEVERABILITY;
AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, on December 8, 2015, the City Council of the City of North Bend adopted Ordinance No. 1574 approving the 2015 amendments to the North Bend Comprehensive Plan (the “Comprehensive Plan Update”); and

WHEREAS, the Land Use Element of the Comprehensive Plan Update establishes a new Constrained Low-Density Residential (CLDR) Zone accommodating two dwelling units per acre; and

WHEREAS, amendments to the City’s development regulations are necessary to implement the addition of the CLDR zone consistent with the Comprehensive Plan as required by RCW 36.70A.040; and

WHEREAS, the Planning Commission reviewed the proposed changes to the City’s development regulations regarding the CLDR zone (the “CLDR Amendments”) at its September 24, 2015 meeting, and also held a public hearing regarding the CLDR Amendments at its October 22, 2015 meeting, and has recommended approval of the CLDR Amendments; and

WHEREAS, the CLDR Amendments were submitted to the Department of Commerce on November 30, 2015, as required by RCW 36.70A.106; and

WHEREAS, the Community and Economic Development Committee reviewed the CLDR Amendments at its November 18, 2015 meeting and subsequently recommended approval thereof; and

WHEREAS, on December 9, 2015, the City issued a Determination of Non-Significance (DNS) regarding the CLDR Amendments as required by the State Environmental Policy Act (Chapter 43.21C RCW) and the Growth Management Act (Chapter 36.70A RCW);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC 18.10.010 (Zoning districts – Established), Amended: North Bend Municipal Code Section 18.10.010 (Zoning districts – Established) is hereby amended to read as follows:

18.10.010 Zoning districts – Established.

There are hereby established the following zoning districts. Zoning district locations are delineated on the official zoning map.

District:	Abbreviation:
Constrained Low-Density Residential	(CLDR)
Low-Density Residential	(LDR)
High-Density Residential	(HDR)
Cottage Residential	(CR)
Neighborhood Business	(NB)
Downtown Commercial	(DC)
Interchange Commercial	(IC)
Interchange Mixed Use	(IMU)
Employment Park-1	(EP-1)
Employment Park-2	(EP-2)
Parks, Open Space and Public Facilities	(POSPF)

Section 2. NBMC 18.10.020(A) (Purposes – LDR District), Amended: North Bend Municipal Code Subsection 18.10.020(A) (Purposes – LDR District) is hereby amended to read as follows:

A. Purposes – LDR and CLDR Districts.

1. Provide for neighborhoods of predominately single-family structures at a gross density of four dwelling units per acre for LDR, and two dwelling units per acre for CLDR, as designated on the zoning map;

2. Accommodate other uses compatible with single-family residences and other types of innovative styles of residential units including accessory dwelling units and up to 15 percent of cottage housing with planned neighborhood district (PND) approval;

3. Maintain the integrity and character of existing neighborhood areas, including requiring that all units be held in fee simple ownership status;
4. Create attractive and satisfying neighborhood environments for family life;
5. Ensure that adequate sewer, water, and other utilities and services are provided;
6. Provide for public amenities such as passive and active recreation areas, open space, and trails and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors;
7. Assure development gives due consideration to existing development or that which can be reasonably anticipated on adjacent lands, with respect to common infrastructure requirements and compatibility of uses;
8. Promote a traditional neighborhood development pattern and scale which serves to maintain and enhance existing small-city character and pedestrian orientation; and
9. Implement provisions of the comprehensive plan, including the vision plan, related to residential areas.

Section 3. Table 18.10.030 (Permitted and Conditional Land Uses), Amended: Table 18.10.030 of the North Bend Municipal Code (Permitted and Conditional Land Uses) is hereby amended to read as set forth in **Exhibit A** attached hereto, which is incorporated by this reference.

Section 4. Table 18.10.040 (Bulk and Dimensional Standards), Amended: Table 18.10.040 of the North Bend Municipal Code (Bulk and Dimensional Standards) is hereby amended to read as set forth in **Exhibit B** attached hereto, which is incorporated by this reference.

Section 5. Table 18.10.050 (Land Use Performance Standards), Amended: Table 18.10.050 of the North Bend Municipal Code (Land Use Performance Standards) is hereby amended to read as set forth in **Exhibit C** attached hereto, which is incorporated by this reference.

Section 6. NBMC 18.12.010 (Planned neighborhood district – Established), Amended: North Bend Municipal Code Section 18.12.010 (Planned neighborhood district – Established) is hereby amended to read as follows:

18.12.010 Planned neighborhood district – Established.

In addition to the zoning districts established by NBMC 18.10.010, there is hereby established a planned neighborhood district (PND). A PND is required:

A. Within areas designated as low density residential (LDR and CLDR) when cottage housing is proposed; provided the gross density of four dwelling units per acre for LDR and two dwelling units per acre for CLDR is not exceeded;

B. Within all cottage residential (CR) zones; or

C. In any zone where a mix of residential housing types is proposed.

Section 7. NBMC 18.12.030 (Location, size, and other preliminary considerations).

Amended: North Bend Municipal Code Section 18.12.030 (Location, size, and other preliminary considerations) is hereby amended to read as follows:

18.12.030 Location, size, and other preliminary considerations.

PND applications shall also satisfy the following criteria:

A. Location Limitation.

1. In the LDR and CLDR zones a PND allows up to 15 percent of the total units to be cottage housing.

2. In the LDR and CLDR zones, not more than one new PND is permitted within 300 feet of the nearest lot of any other PND in the LDR or CLDR zone, except that:

a. If a PND exists, a second PND may locate within 300 feet of the existing PND when the PNDs include a logical edge or boundaries and combine or join the required common open space, or when common accessory use areas of both PNDs are to be integrated.

3. Proposed cottage housing or other housing type within a PND shall meet NBMC 18.10.050 and Chapter 18.34 NBMC.

B. Minimum Size. A minimum of 10 dwelling units is required for a PND in the LDR or CLDR zone. Multiple

parcels may be planned as an integrated PND to achieve the 10-dwelling-unit minimum.

1. At the time of application, all parcels included in a PND development shall be under common ownership or control or be the subject of a joint application by owners of all included property.

C. Common Open Space and Parks. PND developments shall have a core common area and neighborhood focal point, consistent with the following:

1. In the LDR or CLDR Zones. Cottage housing shall be oriented to and around the common area or park space. The LDR or CLDR housing element of the PND shall meet the parks and open space requirements as set forth in Chapter 17.25 NBMC. The cottage housing element of the PND shall meet the requirements as set forth in subsection (C)(2) of this section.

2. Cottage Housing. Cottage housing shall provide, on site, a minimum of 436 square feet of common open space per unit. Cottage housing units shall be oriented to and around common open space or public parks.

3. Multiple-Family Units. Any multiple-family structure, complex, or development of five or more units shall provide a minimum of 200 square feet of recreational or common open space, per unit, on site for the use of the occupants, subject to the requirements set forth in Chapter 17.25 NBMC.

4. An applicant shall work with the city to determine the most appropriate location(s), types, and improvements for the open space areas, subject to the following criteria:

- a. The common area shall not include wet stormwater ponds, wetlands, streams, lakes, critical area buffers, or slopes of 10 percent or more and the land shall be developed and maintained so it is usable for active or passive recreation activities.

- b. The preferred type of open space is a park or square that complements residential areas and streetscape improvements. The open space shall be held in common

and maintained by the owners within the PND, with common improvements available to the PND area.

c. If a PND includes more than 20 residential dwelling units, play equipment shall be provided within the common open space area(s). If the PND is located within 300 feet of a regional city park (i.e., Tollgate, Torguson, or EJ Roberts Park), and if pedestrian access exists or will be provided by the applicant in a manner approved by the city, then the play equipment or other park improvements may be constructed within said park, in a manner approved by city approval.

d. For developments within the CR zone, the director may require up to a 15-foot buffer for tree retention around the outer perimeter of the site.

D. Uses within PNDs shall relate to each other and shall relate to areas beyond the PND boundaries. Planned neighborhood common open space need not be in the geographic center of a PND, but shall provide ample pedestrian access to residential uses in the PND and to areas outside of the PND.

E. Generally. A pre-application meeting with the applicant is required. The city shall encourage the development of PNDs where conditions are appropriate, criteria can be met, and the stated purposes will be supported. Conversely, the city shall discourage PNDs where criteria or purposes are not met.

Section 8. NBMC 18.18.030 (Landscaping required – Applicability), Amended:
North Bend Municipal Code Section 18.18.030 (Landscaping required – Applicability) is hereby amended to read as follows:

18.18.030 Landscaping required – Applicability.

A landscape plan is required and shall be submitted to the city with all land use applications and/or for a building permit for the following:

A. Residential short plats and subdivisions with respect to public right-of-way, public or private open space, buffers and utility tracts;

B. Industrial uses, commercial uses, binding site plans, multifamily, and condominiums under the provision of

NBMC Title 17, planned neighborhood development (PND), site plans, clearing and grading permits and building permits under the provisions of NBMC Title 15, for development, other than single family, on lands designated as LDR, CLDR, CR, HDR, NB, DC, IC, IMU, EP-1, EP-2, and POSPF, in accordance with NBMC Title 18;

C. Additions, expansions, or alterations that result in the exterior modification of existing building, structure, parking lot or site layout, so long as the existing building foundation, parking lot, and/or site layout not being modified does not physically preclude compliance with the landscape requirements of this chapter. Minor additions, expansions or alterations that do not trigger the need for additional parking are exempt;

D. Change of Use. When a residential structure is changed into a commercial or industrial structure, excluding a home occupation use, landscaping shall be provided for the commercial or industrial use as required by this chapter; and

E. Clearing and grading permits as applicable per Chapter 19.10 NBMC.

Section 9. NBMC 18.18.070 (Landscape plan – General requirements), Amended:
North Bend Municipal Code Section 18.18.070 (Landscape plan – General requirements) is hereby amended to read as follows:

18.18.070 Landscape plan – General requirements.

A. Landscape plans shall enhance building designs, attractively screen parked vehicles and unsightly areas, and provide for adequate visibility at street intersections and driveway entrances.

B. Landscape plans shall incorporate pedestrian and bicycle trails in conformance with the comprehensive plan for pedestrian and/or bicycle circulation adopted by the city.

C. Where streams, wetlands, steep slopes or their buffers, or other critical areas affect a proposed development, the landscape plan shall be coordinated with measures for their protection and enhancement required by the critical area ordinance.

D. At least 50 percent of the required landscape plants, other than street trees, shall be comprised of native vegetation and at least 70 percent of required landscape plantings shall be comprised of drought-tolerant species.

E. Landscape plans for new dwelling units in the LDR and CLDR shall be limited to the measures necessary to ensure compliance with subsection C of this section and NBMC 18.18.100.

F. All landscaped areas shall be graded to prevent erosion and to facilitate the installation, growth and maintenance of the landscaping. Berms or mounds should be no steeper than 3(H):1(V), unless otherwise approved by the city for screen purposes. All turf areas located in public rights-of-way shall have a grade no greater than 3:1.

G. Retaining walls shall not exceed six feet in height if they are adjacent to sensitive areas, public and/or private rights-of-way, parks, open space areas, buffers, or utility tracts.

H. Trees and very large shrubs should be located with consideration to underground and overhead utility lines or public improvements.

Section 10. NBMC 18.18.100 (Landscaping standards – Single-family development),

Amended: North Bend Municipal Code Section 18.18.100 (Landscaping standards – Single-family development) is hereby amended to read as follows:

18.18.100 Landscaping standards – Single-family development.

A. The following standards apply to short subdivisions, subdivisions, or condominiums under the provisions of NBMC Title 17, or PNDs under the provisions of this title, on land designated as LDR or CLDR zones in accordance with this title.

1. Street Trees. See NBMC 18.18.125, Landscaping standards – Streets and public rights-of-way, and Table 2, Approved Street Tree Varieties, at the end of this chapter.

2. Front Yards. The building lot shall be bladed prior to planting to remove rocks and debris. At a

minimum, the front yard of all new lots and any side yard abutting a street shall be sodded or seeded with grass or otherwise landscaped and shall include a minimum of one deciduous tree. Front yard landscaping shall be installed prior to final inspection unless otherwise provided in NBMC 18.18.170.

3. Landscape plans for LDR and CLDR zones and cottage housing development shall incorporate common open space or park areas as required and shall be integrated with trails and recreation facilities suitable for the benefit of the project's anticipated residents.

B. The following standards apply to building permits for lots or other residential building sites, on land designated as LDR, CLDR, and CR in accordance with this title. The building lot shall be bladed prior to planting to remove rocks and debris. The front yard and any side yard abutting a street shall be sodded or seeded with grass, include a minimum of one deciduous tree and established by the builder prior to final occupancy unless otherwise provided in NBMC 18.18.170.

Section 11. Table 18.20.060 (Permitted Signs and Sign Standards), Amended: Table 18.20.060 of the North Bend Municipal Code (Permitted Signs and Sign Standards) is hereby amended to read as set forth **Exhibit D** attached hereto, which is incorporated by this reference.

Section 12. NBMC 18.40.020 (Applicability), Amended: North Bend Municipal Code Section 18.40.020 (Applicability) is hereby amended to read as follows:

18.40.020 Applicability.

A. A lighting plan shall be required for projects as follows:

1. When an exterior lighting installation is part of a new development proposal requiring site plan review, a conditional use permit, or other development application that requires outside lighting or is a commercial project adjacent to property zoned LDR, CLDR, CR, or HDR; and

2. For projects undergoing redevelopment, expansion or remodel when the redevelopment requires site plan approval, or for tenant improvements or other minor building improvements when exterior lighting is proposed to be installed or modified.

B. These regulations do not apply to subdivisions or individual dwelling units, with the exception of common areas. Examples of common areas include, but are not limited to, pathways, clubhouses, parking lots and play areas.

C. These regulations are not applicable to public rights-of-way.

D. These regulations do not apply to lighting necessary for emergency equipment and work conducted in the interests of law enforcement or for the safety, health, or welfare of the public.

E. Sign lighting is governed by Chapter 18.20 NBMC, Sign Regulations.

Section 13. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 14. Effective Date: This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 5TH DAY OF JANUARY, 2016.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk

EXHIBIT A

Table 18.10.030 – Permitted and Conditional Land Uses

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
1.00 RESIDENTIAL:												*See NBMC 18.10.025 for All Permitted Uses	
1.10 Single-Family Dwellings (2)													
* 1.11 Single-Family Detached Dwellings	P	PND	P	P	P			P (LDR & CLDR)					
* 1.12 Designated Manufactured Homes	P	PND	P	P	P			P (LDR & CLDR)					
* 1.13 Manufactured Home Parks				P									
* 1.14 Mobile Homes				P									
* 1.15 Mobile Home Parks				P									

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 1.16 Cottages	PND	P	PND	PND	P		P	P (6 DU/Acre Max)					
1.20 Multifamily Structures													
* 1.21 Duplexes		PND	P	P	P		P						P
* 1.22 Triplexes		PND	P	P	P		P						P
* 1.23 Fourplexes		PND	P	P	P		P						P
1.24 Cohousing	P	P	P	P									P
* 1.25 Other Multifamily Dwellings over Four Units			P	P	P		P						P
1.26 Mixed Housing Types	PND	PND	PND	PND	PND		PND	PND					
1.30 Special Service Housing													
* 1.31 Adult Family Homes	P	PND	P	P	P		P	P					P
* 1.32 Childcare													

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 1.32a Family Day Care Provider	P	P	P	P	P		P	P					P
* 1.32b Child Day Care Center	P	P	P	P	P		P	P					P
* 1.33 Homes for the Elderly and Related	P	PND	P	P	P		P	P					P
1.34 Secure Community Transition Facilities									CUP				
1.00 RESIDENTIAL: (continued)												*See NBMC 18.10.025 for All Permitted Uses	
1.40 Miscellaneous Rooms for Rent													
1.41 Bed and Breakfast Establishments	P	P	P	P	P		P	P					P
* 1.42 Boarding Houses	P	P	P	P	P		P	P					P
1.50 Other Residential													

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 1.51 Accessory Residential Uses	P	P	P	P	P		P	P	P				P
* 1.52 Accessory Dwelling Units	P	P	P	P	P		P	P					P
* 1.53 Home Occupations	P	P	P	P	P		P	P	P				P
* 1.54 Upper Floor Dwelling Units			P	P	P		P	P	P				P
* 1.55 Interim Housing Facilities	P	P	P	P	P		P				P		
1.60 Unlisted Residential Use	See Procedure for Unlisted Uses												
2.00 COMMERCIAL:													
* 2.01 Adult Entertainment Facilities					CUP								
2.02 Art Gallery				P	P		P	P					P
* 2.03 Automotive/Vehicular													
* 2.03a Boat and Watercraft Sales and Service						P							
* 2.03b Car Wash				P		P	P						
* 2.03c Electric Vehicle	P	P	P	P	P	P	P	P	P	P	P		P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
Charging Station – Restricted, Accessory to a Principal Use													
2.00 COMMERCIAL: (continued)													
* 2.03d Electric Vehicle Charging Station – Public, Accessory to a Principal Use				P	P	P	P	P	P	P	P		P
* 2.03e Electric Vehicle Charging Station as a Stand-Alone Use						P							
* 2.03f Electric Vehicle Battery Exchange Station						P							
* 2.03g Gasoline Sales/Service Stations						P							
* 2.03h Motorcycle				P	P	P							

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
Sales/Service													
* 2.03i Paint and Body Shop				P						P			
* 2.03j Parts Store				P	P	P	P		P				
* 2.03k Auto Rentals and Leasing						P	P			P			
* 2.03l Repair and Service Shop				P		P			P	P			
* 2.03m RV/Commercial Truck Sales/Repair and Maintenance Service						P						See NBMC 18.10.025	
* 2.03n Sales (New and Used Auto/Passenger Truck)						P							
* 2.03o Snowmobile Sales/Service				P		P							
* 2.03p Tire Shop (Sales/Service)				P		P				P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 2.03q Towing and Impound Yard													
* 2.03r Towing and Impound Yard Associated with Repair and Service Shop, Use 2.03l									P				
* 2.04 Banks and Financial Institutions				P	P	P	P						P
2.04a Check Cashing/Quick Loans							P						
2.00 COMMERCIAL: (continued)													
* 2.05 Bars and Taverns (Including Microbreweries)				P	P								P
* 2.06 Business & Professional Offices				P	P	P	P	P	P	P			P
2.07 Business Services				P	P	P	P	P	P	P			P
2.08 Conference Centers and Event				P	P	P	P	P	P	P			P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
Venues													
2.09 Convenience Store – Open 24 Hours					P	P							
2.10 Convenience Store – Open 16 Hours or Less				P	P	P	P						P
2.11 Equipment Rental (Not Including Recreational Equipment Such As Bikes, Kayaks, Etc.)				P	P		P		P	P			
2.12 Farmer's Market – Produce/Other				P	P	P	P	P	P	P	P		P
2.13 Funeral Home/Mortuary				P				P	P	P			
2.14 Grocery/Supermarket				P	P	P	P						
2.15 Hardware Store				P	P								
2.16 Health Club (Including Dance, Exercise Studio)				P	P	P	P	P	P	P			P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 2.17 Hotel and Motel													
2.17a Hotel				P	P	P	P	P				See NBMC 18.10.025	P
2.17b Motel				P	P	P						P	
* 2.18 Lumber and Associated Sales				P				P	P				
2.19 Miniature Golf Course								P	P		P		P
* 2.20 Nursery, Garden, and Landscape Supplies				P	P		P	P	P	P			P
2.21 Personal Services (Beauty Shop, Dry Cleaner, Shoe Repair, Etc.)				P	P	P	P	P					P
2.00 COMMERCIAL: (continued)													
* 2.22 Recreational Vehicle Park									P	P			P
2.23 Indoor Commercial Recreation Facilities				P	P	P	P	P	P	P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 2.23a Indoor Shooting Range (Gun and Archery)						P			P	P			
2.24 Restaurant													
2.24a Drive-Thru						P							
* 2.24b Non-Drive-Thru				P	P	P	P	P					P
2.24c Coffee Stands – Freestanding or Accessory				P	P	P	P	P	P	P			P
2.25 Research and Development Facilities								P	P	P			P
2.26 Retail				P	P	P	P	P					P
2.27 Wholesale Sales													
* 2.27a w/ Ancillary Associated Retail									P	P			
2.27b w/o Associated Retail									P	P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
2.28 Social and Fraternal Club, Lodge				P	P			P	P				P
2.29 Storage Facilities													
2.29a Mini-Storage (Enclosed)								P	P				
2.29b Indoor (General)									P	P			
2.29c Outdoor (Boats, Cars, Campers, Etc.)										P			
2.30 Studio (Art, Music, Pottery, Etc.)				P	P			P	P				P
2.31 Theater, Auditorium, Performance Center, Etc.				P	P			P					P
* 2.32 Veterinary Clinic				P	P			P	P	P			P
2.00 COMMERCIAL: (continued)													
2.33 Commercial Truck Travel Center						See NBMC 18.10.025						See NBMC 18.10.025	

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 2.34 Mixed Use Horizontal (Commercial/Residential)				P	P		P	P					P
2.35 Pawn Shop									P				
2.37 Tattoo Parlor and/or Body Piercing Studio (1)					P (1)	P	P (1)						
2.38 Hospital									P	P			
2.39 Medical/Dental				P	P				P				P
2.40 Unlisted Commercial Uses	See Procedure for Unlisted Uses												
2.41 Marijuana Related Uses (Producer, Processor, Retail and Other)	See Chapter 18.60 NBMC												
3.00 INDUSTRIAL:													
3.10 Manufacturing													
* 3.11 Apparel, Fabric, Accessories and Leather Goods									P	P			P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
3.12 Chemical and Related Products										CUP			
3.13 Computers, Office Machines, and Equipment									P	P			
3.14 Electrical Equipment (Appliances, Lighting, Radio, TV, Communications)									P	P			
3.15 Fabricated Small Components and Products (Containers, Hand Tools, Screw Products, Coatings)				P				P	P	P			P
* 3.16 Food and Beverage Products				P	P				P	P			
* 3.17 Furniture and Fixtures				P	P				P	P			P
* 3.18 Handcrafted Products				P	P			P	P	P			P
3.00 INDUSTRIAL: (continued)													
3.19 Heavy Equipment and Vehicles-									P	P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
Indoor													
* 3.21 Measuring and Controlling Instruments (Medical/Optical, Watches, Computer Software)				P					P	P			P
3.23 Plastic Products									P	P			
3.00 INDUSTRIAL: (continued)													
3.24 Prepared Materials – Assembly, Processing, and Packaging-Indoor				P					P	P			
3.25 Printing, Publishing, and Allied Industries				P					P	P			
* 3.26 Recycling Center										P			
* 3.26a Recycling Plant										P			
3.27 Rubber Products										P			
* 3.28 Sign and Advertising Display				P	P				P	P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
(Manufacture)													
* 3.29 Stone, Clay, Pottery and China				P	P				P	P			
3.30 Textile Products									P	P			
* 3.31 Construction Company/Storage Yard									P	P			
* 3.32 Industrial and Related Equipment – Sales									P	P			
* 3.33 On-Site Hazardous Waste Treatment									P	P			
3.34 Multi-Tenant Industrial Park									P	P			
* 3.35 Warehousing and Distribution									P	P			
* 3.36 Welding Shop									P	P			
3.38 Temporary Industrial Buildings and Uses									P	P			
3.40 Unlisted Industrial Uses	See Procedure for Unlisted Uses												

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL	PUBLIC FACILITIES		OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
3.41 Accessory Industrial Uses													
4.00 PUBLIC AND QUASI-PUBLIC:													
* 4.10 Open Space, Park, Trail, and Recreation	P	P	P	P	P	P	P	P	P	P	P		P
* 4.11 Golf – Course (9 – 18 Hole)								P	P		P		P
* 4.12 Golf – Driving Range				P				P	P		P		
* 4.13 Athletic Field/Sports Facilities	P	P	P	P		P		P	P		P		P
4.20 Government Office				P		P		P	P		P		
4.21 Library				P	P	P					P		
4.22 Post Office				P	P	P					P		
4.23 Police and Fire Station				P	P	P		P			P		
4.24 City Hall and/or Public Works					P						P		
4.30 School								P					
4.31 Montessori/Preschool,	P	P	P	P	P	P	P	P	P	P	P		P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
Kindergarten, Elementary, Middle, High School													
4.32 Other Educational Institution	P	P	P	P		P	P	P	P	P	P		P
4.40 Churches and Religious Institutions	P	P	P	P		P		P	P		P		
* 4.50 Museums/Interpretive Centers/Community Centers and Associated Activities				P	P	P		P	P		P		P
4.60 Mass Transit Facilities Including Park-and-Ride Lots				P	P	P	P	P	P	P	P		
4.70 Temporary Public or Quasi-Public Buildings or Uses	P	P	P	P	P	P	P	P	P	P	P		P
4.75 Unlisted Public and Quasi-Public Uses	See Procedure for Unlisted Uses												
5.00 UTILITIES:													
* 5.10 Public and Private Utilities – Minor	P	P	P	P	P	P	P	P	P	P	P		P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
LAND USES:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
* 5.20 Public and Private Utilities – Major	P	P	P	P	P	P	P	P	P	P	P		P
5.21 Municipal WWTP				P							P		
6.00 RESOURCE:													
* 6.10 Christmas Tree Farm	P			P				P	P		P		P
* 6.20 Commercial Farm – Produce and Related				P				P	P		P		P
* 6.30 Commercial Greenhouse – Wholesale				P				P	P				P
* 6.40 Farmland – Pasture, Crop Uses	P	P		P				P	P		P		P
* 6.60 Public Garden	P	P	P	P	P	P	P	P	P	P	P		P
* 6.65 Temporary Resource Buildings or Uses	P	P		P					P	P	P		
6.00 RESOURCE: (continued)													
* 6.70 Unlisted Resource Land Uses	See Procedure for Unlisted Uses												

NOTES:

- * Indicates a specific performance standard(s) is required by the zoning code per Table 18.10.050. Note that standards and/or regulations additional to the zoning code often apply. Environmental quality performance standards apply to all uses in all zoning districts.
- (1) Tattoo parlors and/or body piercing studios are allowed in the IMU zoning districts only in those areas north of I-90 at Exit 31 and within the DC zoning district only in buildings abutting and fronting North Bend Way and/or Bendigo Blvd. and areas located south of North Bend Way.
- (2) Standard size single-family homes are allowed on a limited basis within the cottage residential district, subject to compliance with the applicable performance standards per Table 18.10.050.

LIST OF PROHIBITED USES (the following uses are specifically prohibited in all zoning districts):

1. Outdoor gun, archery, "paintball" and similar ranges.
2. Permanent carnivals, circuses, amusement parks, and live animal rides, animal exhibitions, and similar type commercial amusements.
3. Manufacturing and related uses as follows: concrete batch plants; asphalt plants; primary metal industries such as foundries/forge shops, smelters, blast furnaces, boiler works, and rolling mills; manufacture of flammable, hazardous, or explosive materials; creosote and related products; coal tar and related products; yeast manufacturing; and manufacture of plastic products from raw materials.
4. Hazardous waste off-site treatment and storage.
5. Landfills, junkyards, wrecking and salvage yards, garbage dumps, scrap yards, and incinerators (recycling facilities are regulated per 3.26 and 3.26a).
6. On-site quarries and other mineral extraction operations that extract soil, logs – storing and processing, paper product manufacturing, stone, sand, gravel, or other minerals from the ground strictly for purpose of sale; provided, that clearing and grading operations, per city regulations, and sand and gravel extraction from waterways, per necessary approvals, are exempt. Retail or wholesale sale of materials quarried or extracted off-site is permitted with performance criteria (see Nursery, Garden, and Landscape Supplies – 2.20).
7. Slaughterhouses and rendering plants devoted to the rendering or refining of animal parts, fats, and oils.
8. Tanning of animal hides or skins.
9. Poultry farms for the keeping of poultry for commercial purposes.
10. Conducting business on a public street, sidewalk, or right-of-way without proper authorization from the city.

LIST OF PROHIBITED USES (the following uses are specifically prohibited in all zoning districts):

11. Commercial dog kennels. Only kennels associated with a veterinary clinic are permitted (see 2.32).
12. Pipeline facilities and the transportation of hazardous liquid associated with those facilities. This prohibition does not include:
 - a. Transportation of a hazardous liquid that is transported in a gaseous state;
 - b. Transportation of a hazardous liquid:
 - i. By vessel, aircraft, tank truck, tank car, or other nonpipeline mode of transportation; or
 - ii. Through facilities located on the grounds of a materials transportation terminal that are used exclusively to transfer hazardous liquid between nonpipeline modes of transportation or between a nonpipeline mode and a pipeline, not including any device and associated piping that is necessary to control pressure in the pipeline.

EXHIBIT B

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
	LDR 4 DU/Acre Gross Density CLDR 2 DU/Acre Gross Density	CR Gross Density	HDR Net Density	NB Net Density	DC Net Density	IC	IMU Net Density	USOD	EP-1 Net Density	EP-2	POSPF
1. Minimum Lot Size (1):											
a. Single-Family Dwellings (includes manufactured/mobile homes) (2)	Average lot size: 8,000 sf; minimum lot size: 7,500 sf (2)	6 – 10 DU/acre	4,000 sf	4,000 sf	4,000 sf			Average lot size: 6,500 sf; 5,000 sf minimum (2) 4 DU/acre gross			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				4 DU/acre gross; 5,000 sf			
c. Cottages (lot area per dwelling unit)	6 – 10 DU/acre See Chapter 18.12 NBMC	6 – 10 DU/acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre		6 – 10 DU/gross acre	6 DU/gross acre			
d. Duplexes (lot area per dwelling unit) (4)		3,000 sf	3,000 sf	3,000 sf	3,000 sf		2,000 sf				
e. Triplexes (lot area		2,500 sf	2,500 sf	2,000 sf	2,000 sf		2,000 sf				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
per dwelling unit) (4)											
f. Fourplexes (lot area per dwelling unit) (4)		2,000 sf	2,000 sf	2,000 sf	2,000 sf		2,000 sf				
g. Other Multifamily Structures (lot area per dwelling unit required) (4)			2,000 sf	2,000 sf	2,000 sf		2,000 sf				
h. Elderly Homes and Related (5)			10,000 sf	10,000 sf	10,000 sf		10,000 sf	10,000 sf			
i. Upper Floor Dwelling Units (in mixed use buildings; lot area per dwelling unit)				1,000 sf	1,000 sf	1,000 sf	1,000 sf	See NBMC 18.10.025(B)(3)	1,000 sf	1,000 sf	
j. Commercial Uses (see Table 18.10.030 – 2.00)								See NBMC 18.10.025(B)(3)			
k. Industrial Uses (see Table 18.10.030 – 3.00)											
l. Public and Quasi-Public Uses (see Table 18.10.030 –								See NBMC 18.10.025(B)(3)			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
4.00)											
m. Utilities (see Table 18.10.030 – 5.00)											
n. Resource Uses (see Table 18.10.030 – 6.00)											
2. Maximum Lot Size:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes) – (Short plats are exempt)		6 DU/acre gross	9,000 sf	9,000 sf	9,000 sf			10,000 sf			
b. Cottages (lot area per dwelling unit)	10,000 sf	6 DU/acre gross						6 DU/acre gross			
2. Maximum Lot Size: (continued)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
c. Duplexes (lot area per dwelling unit)			5,000 sf	5,000 sf	5,000 sf						
d. Triplexes (lot area per dwelling unit)			4,500 sf	4,500 sf	4,500 sf						
e. Fourplexes (lot area			4,000 sf	4,000 sf	4,000 sf						

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
per dwelling unit)											
f. Multifamily Structures (lot area per dwelling unit)			4,000 sf	4,000 sf	4,000 sf						
g. Other (manufactured/mobile home parks, elderly homes, commercial, industrial, public/quasi- public, utility, and resource uses (b, h, j, k, l, m, n from No. 1))											
3. Minimum Lot Width:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	60'	30'	40'	40'	40'			40'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				Ch. 16.12 NBMC			
c. Cottages	30'	30'	30'	30'	30'		30'	30'			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
d. Duplex (per dwelling unit)		30'	30'	30'	30'		30'				
e. Triplex, Fourplex and Other Multifamily Structures		50'	50'	50'	50'		50'				
f. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1))	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
4. Minimum Front Yard Setback: (6)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured homes) (3) (7) (18)	20'	10'	10'	10'	10'			10'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				Ch. 16.12 NBMC			
c. Cottages (7) 1) Setback may be reduced to 5 feet when	10'	8'	10'	10'	10'		10'	10'			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
fronting a common open space											
d. Duplexes (7) 1) Setback may be reduced to 5 feet when fronting a common open space		10'	10'	10'	10'		10'				
4. Minimum Front Yard Setback: (6) (continued)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
e. Triplex, Fourplex and Other Multifamily Structures (7) 1) Setback may be reduced to 5 feet when fronting a common open space		10'	10'	10'	10'						
f. Elderly Homes and Related (5)			10'	10'				10'			
g. Residential Front Entry Garage g.1) Minimum setback	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'			g.1) 20' g.2) 5'			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
g.2) Minimum setback from main front building facade (3)											
h. Accessory Dwelling Units, Structures Uses	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.10.041		See NBMC 18.10.041	See NBMC 18.10.041			
i. Commercial Uses							20'				
j. Industrial Uses									20'	20'	
k. Public and Quasi-Public Uses	20'	20'	20'	20'		20'	20'		20'	20'	20'
l. Utilities (8)	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
m. Resource Uses									20'	20'	20'
5. Maximum Front Yard Setback: (6, 7)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured homes)	30'	30'	30'	25'	25'			25'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	30'	30'	30'	30'	30'		30'	30'			
d. Duplexes		25'	25'	25'	25'		25'				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
e. Triplex, Fourplex and Other Multifamily Structures (including elderly homes and related)		25'	25'	25'	25'		25'				
f. Commercial Uses				15'				15'			
g. Industrial Uses											
h. Other (public/quasi- public, utility, and resource areas (l, m, n from No. 1))											
6. Minimum Side Yard Setback: (9, 10)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	5' one side; 15' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total		5' one side; 10' total	5' one side; 10' total			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages (11)	5'	5' one side; 10' total	5'	5'	5'		5'	5'			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
d. Duplexes (at exterior side walls) (11)		5' one side; 15' total	5' one side; 15' total	5' one side; 15' total	5' one side; 15' total		5' one side; 15' total				
e. Triplex, Fourplex, and Other Multifamily Structures (11)		10'	10'	10'	10'		10'				
f. Commercial Uses											
g. Industrial Uses									25'	25'	
h. Public and Quasi-Public Uses	10'	10'		10'							10'
i. Utility Uses	20'	20'	20'	15'	20'	15'	15'	15'	25'	25'	20'
j. Resource Uses									25'	25'	25'
7. Minimum Rear Yard Setback: (12)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	25'	10'	25'	25'	10'			25'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	10'	10'	10'	10'	10'		10'	10'			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
d. Duplexes		25'	25'	25'	10'		25'				
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		30'	30'	30'	10'		30'				
f. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1))	20'	20'	20'	20'				20'			20'
8. Maximum Building Height: (13)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	35'	29'	35'	35'	35'			29'			
b. Single-Family Dwellings (includes manufactured/mobile homes) within the floodplain and on lots	29'	29'	NA	29'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
of widths 50 feet wide or less, measured at the front property line											
c. Mobile/Manufactured Home Parks	35'	29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			
d. Cottages	35'	29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'	29'			
e. Duplexes		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				
f. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				
g. Commercial Uses				35'	35' – 45' (13.c)	35'	35' (13.c)	30'	35'	35'	

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
h. Industrial Uses				35'	35'				35'	35'	
i. Public and Quasi-Public Uses	35'	35'	35'	35'	35'	35'	35'	30'	35'	35'	35'
j. Utility Uses	30'	30'	30'	30'	30'	35'	30'	30'	35'	35'	30'
k. Resource Uses									35'	35'	35'
9. Maximum Building Cover: (percent of lot area or project depending on the zone) (14)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	LDR-4 35%/40% sfd/sfd w/ADU	60%	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU			LDR-4 40%/45% sfd/sfd w/ADU for lots 6,500 sf or less. Lots 6,500 sf or greater 35%/45% sfd/sfd w/ADU			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	45%	60%	45%	45%	45%		45%	45%			
d. Duplexes		45%	45%	45%	45%		45%				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		50%	60%	60%	60%		60%				
f. Commercial, Industrial, Public/Quasi-Public, Utility, Warehousing, Distribution and Resource Uses (j, k, l, m, n from No. 1)								80%			
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) For lots within the floodplain, see NBMC 14.12.020 for additional regulations.	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
a. Single-Family, Cottage, and Duplex (includes manufactured/mobile homes outside of parks)	65%	65%	65%	65%	65%		65%	65%			
b. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		75%	75%	75%	75%		75%				
c. Commercial Uses								55% with 10% bonus possible; see Ch. 18.34 NBMC			
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) (continued)	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
d. Industrial Uses								55% with 10% bonus possible; see			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
								Ch. 18.34 NBMC			
e. Other Uses (public and quasi-public, utilities, and resource uses (l, m, n from No. 1))	75%	75%						55% with 10% bonus possible; see Ch. 18.34 NBMC			
11. Multifamily Maximum Building Size:	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Multifamily Structures (excluding elderly homes, related assisted living, and mixed-use building containing a retail/office component)			Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.		Not more than 10 units per MF bldg.		Not more than 10 units per MF bldg.		
12. Maximum Ground Floor Commercial Tenant Space In all nonresidential zones, development shall comply with the	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST..
standards set forth in Ch. 18.34 NBMC.											
13. Floor Area Ratio (16): In all zones, development shall comply with the standards set forth in Ch. 18.34 NBMC.	LDR & CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

ACRONYMS/SYMBOLS

FAR	floor area ratio
gfa	gross floor area
p.d.u.	per dwelling unit
sf	square feet
'	feet
zero	(0')
blank cell	Use(s) are not allowed in zoning district or there is no standard

EXHIBIT C

Table 18.10.050 – Land Use Performance Standards

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.00 RESIDENTIAL:	<ul style="list-style-type: none"> a. All permitted business uses must obtain a North Bend business license. b. All residential development shall comply with Chapter 17.25 NBMC, Residential Recreation and Common Space Requirements. c. New first floor residential is prohibited in the DC zone along the entire length of North Bend Way and along Bendigo Boulevard North from West Park Street to West Third Street. d. New first floor residential is prohibited in the NB zone at the intersection of North Bend Way and Mount Si Road. e. To minimize driveway cuts and provide for less congestion along North Bend Way, residential uses and subdivisions shall be accessed by existing or future streets, not driveways, and/or take primary access off Cedar Falls Way or other secondary street. f. Street layout and plat design shall create efficient, well-connected streets and neighborhoods. The alignment of neighborhood streets shall provide for continuation and connectivity to adjacent parcels and neighborhoods. g. Residential plats adjacent to the Burlington Northern right-of-way, future Tanner Trail extension, shall provide pedestrian/trail access to and from the future Tanner Trail. h. For LDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>feet from the front wall of the home.</p> <p>i. Residential zoning districts within the transitional landscape area (TLA) shall require the following:</p> <p>i. Landscaping. Requires the transitional landscape area and landscaping as shown on Figure 1-5 of the North Bend Comprehensive Plan, Land Use Chapter.</p> <p>ii. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA. No fences shall be constructed within the landscape transition zone, except along Interstate 90 (I-90).</p> <p>iii. Regional trail linkages are allowed within the TLA.</p>
1.00 RESIDENTIAL: (continued)	
<p>1.11 Single-Family Detached Dwellings (SFDD)</p>	<p>a. All dwelling units in the LDR, CLDR and CR zones shall be held in fee simple ownership.</p> <p>b. All new developments of 10 or more in the LDR or CLDR zones may choose to apply for PND approval through Chapter 18.12 NBMC. Developments within the LDR or CLDR zones that propose single-family cottage require PND approval.</p> <p>c. All eaves shall be a minimum of 18 inches.</p> <p>d. For developments containing 50 units/lots or less, a minimum of four floor plans and three elevations per floor plan, totaling 12 elevations, shall be made available.</p> <p>e. For developments containing more than 50 units/lots, a minimum of four floor plans and a total of 16 elevations shall be provided. This can be achieved by providing four floor plans and four elevations per floor plan or by providing additional floor plans and associated elevations resulting in 16 elevations.</p> <p>f. For LDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home.</p> <p>g. Compliance with Chapter 18.34 NBMC.</p>
1.12 Designated Manufactured Homes	<p>a. Manufactured home must be a new manufactured home;</p> <p>b. The manufactured home must be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;</p> <p>c. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;</p> <p>d. The home must be thermally equivalent to the State Energy Code;</p> <p>e. The manufactured home must otherwise meet all other requirements for a designated manufactured home as defined in RCW 35.63.160; and</p> <p>f. Must also meet requirements of SFDD (see 1.11(a) and (b) above).</p>
1.13 Manufactured Home Parks	<p>a. Must meet applicable standards of North Bend Municipal Code (NBMC Title 16).</p> <p>b. Shall also meet designated manufactured home standards (see 1.12 above), except that homes can be single-wide.</p> <p>c. Must meet requirements of SFDD 1.11(e) and (f).</p>
1.14 Mobile Homes	<p>a. Must meet applicable standards of NBMC Title 16.</p>
1.00 RESIDENTIAL: (continued)	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.15 Mobile Home Parks	<ul style="list-style-type: none"> a. Must meet applicable standards of NBMC Title 16. b. Must meet requirements of SFDD 1.11(e) and (f).
1.16 Cottages	<ul style="list-style-type: none"> a. A mix of housing sizes shall be provided. A mix is considered a square footage variation of 500 square feet or more, excluding the garage. b. Except as cited in (c) below, a maximum of 10 percent of the total number of units may exceed 1,700 square feet in size, but not more than 2,500 square feet, excluding the garage. The minimum lot size for homes over 1,700 square feet shall be 5,000 square feet or larger. For development sites of two to nine homes, a total of one standard size home may be constructed in conjunction with the cottage homes. When only one home is constructed, it shall be a cottage, unless it is an adult family home. Multifamily and attached homes shall not count towards the ratio allowing standard sized homes in the cottage residential zone. c. For every home 1,300 square feet or less, excluding the garage, the development is allowed to construct one additional home 1,700 square feet or larger, excluding the garage, up to not more than 30 percent of the total lots, including the 10 percent allowed in (b) above. <p>Example: 50-lot subdivision</p> <p>10 percent of the homes may exceed 1,700 = five homes</p> <p>10 homes 1,300 square feet or less yields 10 additional homes 1,700 or larger.</p> <ul style="list-style-type: none"> *15 homes sized 1,700 sq. ft. or larger *10 homes sized 1,300 sq. ft. or smaller *Remaining 25 homes may be sized between 1,300 and 1,700 or multifamily. <p>If no homes are built less than 1,300 sq. ft., then 5 homes may exceed 1,700, with the remaining yielding a mix of sizes under 1,700.</p> d. Homes larger than 1,700 square feet in size are considered a standard sized single-family structure and

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>shall pay impact fees per the single-family rate.</p> <p>e. Adult family homes may be a stand-alone use, are considered a single-family home, shall not exceed 4,500 square feet and shall be placed on lots no less than approximately 8,000 square feet in size.</p> <p>f. The second floor of approximately 30 percent of the total number of homes shall not exceed 1.5 times the area of the main floor.</p> <p>g. For cottage housing, floor area shall be measured from the interior sides of the exterior walls. The area of internal stairways may be allocated between floors served.</p>
1.00 RESIDENTIAL: (continued)	
1.16 Cottages (continued)	<p>Cottage areas that do not count towards the total floor area calculation:</p> <p>i. Architectural projections, such as bay windows, fireplaces not greater than 24 inches in depth or six feet in width, measured from interior walls.</p> <p>ii. Attached roofed porches.</p> <p>iii. Spaces with a ceiling height of seven feet or less measured to the interior walls, such as in a second floor area under the slope of the roof.</p> <p>iv. Breezeway.</p> <p>v. Detached garages and ADUs, subject to the applicable performance standards of these uses. Detached garages shall be built to the rear of the lot.</p> <p>h. Cottages shall front a public street or shared common open space area.</p> <p>i. Garages shall be sized for one or two vehicles. Garages and/or other on-site parking may be clustered, provided such clustered parking areas are accessed by an alley or located to the side or rear of the cottage</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>housing associated with said parking. Clustered garage structures shall not exceed more than four single vehicular bays in width. A minimum roof pitch of 4:12 shall be provided for garages or other parking structures. Flat roofs shall not be permitted, unless in conjunction with a green roof.</p> <p>j. All parts of the primary roof above 18 feet shall be pitched at a minimum of 6:12.</p> <p>k. Eaves of at least 18 inches shall be provided on all cottage structures.</p> <p>l. Each unit shall include an attached front porch not less than 80 square feet minimum with a minimum depth of six feet.</p> <p>m. For developments containing 50 units/lots or less, a minimum of four floor plans and three elevations per floor plan, totaling 12 elevations, shall be made available.</p> <p>n. For developments containing more than 50 units/lots, a minimum of four floor plans and a total of 16 elevations shall be provided. This can be achieved by providing four floor plans and four elevations per floor plan or by providing additional floor plans and associated elevations resulting in 16 elevations.</p> <p>o. Must be reviewed through the PND overlay zoning process if project occurs in the cottage residential zone (CR) or will result in construction of cottages in the LDR or CLDR zones.</p> <p>p. Cottage homes in the LDR, CLDR or CR zones shall be held in fee simple ownership. Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a community gathering room, tool shed, garden, workshop, or parking areas.</p> <p>q. Subject to PND, in the cottage zone, not more than 30 percent of the total dwelling units shall be multifamily attached dwelling units such as duplex, triplex, or fourplex and within the LDR or CLDR zones not more than 15 percent.</p>
1.00 RESIDENTIAL: (continued)	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.16 Cottages (continued)	<p>r. Pursuant to Chapter 18.12 NBMC, Planned Neighborhood District.</p> <p>s. For development sites located adjacent to the Burlington Northern right-of-way (ROW), the developer may purchase the Burlington Northern ROW and dedicate no less than 40 feet for Tanner Trail and open spaces purposes to the city. Any remaining Burlington Northern ROW area in excess of the minimum 40 feet may be incorporated into the development. If the developer opts for this, the following shall apply:</p> <ul style="list-style-type: none"> i. A 15-foot type II landscape buffer shall be provided along the rear property line, owned and maintained by the homeowners association of the development. ii. The applicant shall construct a trail within the Tanner Trail corridor consistent with the trail standards in NBMC 19.05.020(L), together with street trees provided consistent with NBMC 19.05.020(D). iii. The applicant may receive credit for up to 50 percent of the on-site open space requirement provided in NBMC 18.12.030(C) if the on-site open space is designed integral with the Tanner Trail open space such that the two open spaces function as one. <p>t. All cottage developments shall provide a pedestrian connection to the Tanner Trail corridor when located adjacent to the trail corridor.</p> <p>u. Within the Cedar Falls Way ROW, existing significant trees shall be retained to the extent feasible. The required sidewalk and planter strip street improvement may meander within the Cedar Falls ROW allowing for the maximum amount of significant tree preservation.</p> <p>v. If sides or rears of structures are oriented to Cedar Falls Way, a 10-foot Type II landscape buffer shall be provided; this buffer may be provided within the Cedar Falls ROW subject to accommodating the necessary sidewalk and planter strip. If the ROW cannot accommodate the necessary street improvements and the 10-foot Type II buffer, the development site shall provide the landscape buffer on site.</p> <p>w. Cottages built outside the cottage residential zone shall pay impact fees applicable to cottage homes.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	x. In the event another code provision conflicts with the performance standards set forth herein, these performance standards shall govern.
1.21, 1.22 Duplexes, Triplexes or 1.23 Fourplexes in the Cottage Residential (CR) District	a. In the CR zone must be reviewed as PND and shall not constitute more than 15 percent of any new development. b. Duplexes, triplexes or fourplexes permitted in the CR district shall be held in fee simple ownership.
1.00 RESIDENTIAL: (continued)	
1.31 Adult Family Homes	a. A North Bend business license is required. b. Up to six adults maximum are allowed. c. Must comply with applicable local, county and state standards related to building, fire, safety, health, and operations, including but not limited to those in Chapter 388-76 WAC . d. Must be a single-family detached dwelling.
1.32 Childcare 1.32a Family Day Care Provider 1.32b Childcare Center	a. A North Bend business license is required. b. Childcare facilities must comply with all applicable building, fire, safety, health, and business licensing requirements, including a license from the Department of Early Learning. c. Childcare/day care facilities shall have hours of operation where there are no drop-off/pick-ups of children, or deliveries, between the hours of 10:00 p.m. and 5:00 a.m., unless the facility is located on a collector or arterial street. d. In approving, conditioning, or denying an application for a childcare center or family day care business license, the city may consider, in addition to respective criteria for each use, the following:

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> i. The location of the proposed facility in relation to traffic impacts and safety concerns to the adjacent neighborhood. ii. The impacts the proposed facility may have on the residential character of the neighborhood.
1.00 RESIDENTIAL: (continued)	
1.32 Childcare 1.32a Family Day Care Provider 1.32b Childcare Center (continued)	<ul style="list-style-type: none"> iii. The cumulative impacts of the proposed facility in relation to similar city-approved facilities in the immediate vicinity. iv. The imposition of a condition under which the city reserves the right to impose conditions or to reconsider the facility within a certain timeframe from approval date, based on complaints filed with the city on violation of childcare/day care or home occupation facility standards.
1.33 Homes for the Elderly and Related	a. Must comply with all applicable guidelines and standards of the Washington State Department of Social and Health Services or its successor agency.
1.42 Boarding Houses	<ul style="list-style-type: none"> a. A North Bend business license is required. b. May not exceed two boarding rooms; must be owner-occupied. c. Must meet any applicable county and/or state standards and regulations, in addition to local codes, including but not limited to building, fire, safety, and health codes. d. Must be in a single-family detached dwelling or related ADU.
1.51 Accessory Residential Uses	a. In residential districts, may include but are not limited to carports and garages, fences, decks, patios, swimming pools, sports courts, hot tubs, storage buildings, other outbuildings, accessory dwelling units (ADUs), and recreation and social clubhouses associated with multifamily developments. An accessory use may be attached (i.e., located within or sharing one full wall in common with a residence) or detached (i.e., in a separate structure or outbuilding to the dwelling).

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> b. Detached accessory uses on lots smaller than three-fourths acre in size shall not be higher than 25 feet to the highest point of the structure. c. Detached accessory uses on lots smaller than three-fourths acre in size shall cumulatively not have a building footprint more than 75 percent of the building floor area of the principal structure; provided any single-family home shall be allowed to have up to 500 square feet of detached garage or carport and any cottage or multifamily unit shall be allowed to have up to 250 square feet of detached garage or carport per dwelling, and ADU guidelines (below) must be met. For multifamily housing units, the 75 percent standard shall be measured against the largest principal structure on site. Uses that do not require a building permit (buildings less than 200 square feet), as well as swimming pools, sports courts, and other nonstructural site elements, are excluded from the footprint calculations. d. Detached accessory uses on lots of three-fourths acre in size or larger may be larger than the height and size limitations established in (b) and (c) above, if set back a minimum of 20 feet behind the front wall of the principal residential structure, and a minimum of 10 feet from side or rear lot lines. e. Structures containing an accessory use shall meet the setback requirements of the primary residential structure if the structures are attached. Fences, and decks not over 30 inches in height, are excluded from this provision. f. Must comply with standards in NBMC 18.10.041 unless otherwise superseded by the standards in this section.
1.00 RESIDENTIAL: (continued)	
1.52 Accessory Dwelling Units (ADUs)	<ul style="list-style-type: none"> a. Single-family detached dwellings, including designated manufactured homes, are permitted to have one ADU. ADUs shall not be permitted in conjunction with any other principal residential use, including but not limited to manufactured homes or mobile homes.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> b. An ADU may be attached (i.e., located within or attached to an SFDD) or detached (i.e., incorporated in a garage or other outbuilding to the single-family dwelling). c. ADUs shall not be permitted on lots less than 4,000 square feet. d. ADUs shall not be larger than 10 percent the lot area or 800 square feet, whichever is smaller, and contain a maximum of one bedroom. Studios are allowed on lots less than 5,000 square feet and ADUs shall meet the height requirements of 1.51(b). e. ADUs cannot be separated or subdivided in ownership from the principal dwelling. f. The primary dwelling unit shall be owner-occupied. Permission for an ADU can only be applied for and granted to the property owner. g. The ADU shall conform to lot coverage and setback requirements for the LDR district. h. ADUs shall meet all building, electrical, fire, plumbing, and other applicable code requirements.
1.00 RESIDENTIAL: (continued)	
1.53 Home Occupations	<ul style="list-style-type: none"> a. A North Bend business license is required, and a home occupation may only be undertaken in a residential dwelling unit in which the operator of the home occupation actually resides. A home occupation business license shall be issued under and subject to Chapter 5.04 NBMC, and shall further be subject to the following provisions. b. A home occupation business license shall not be granted in any case for automobile-related services, direct sale of merchandise on the premises, warehousing of materials, manufacturing that involves the conversion of raw materials, medical marijuana collective gardens or any other use involving legal sales or exchanges of marijuana, the provision of tattoos, or the provision of body piercings. Interior, incidental storage not to exceed 500 and 300 cubic feet of materials, respectively, for single-family and multifamily housing units is permitted. Exterior storage is prohibited, except for the growing or storing of plants in rear or side yards of

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>SFDDs that are associated with the home occupation.</p> <p>c. Not more than 25 percent or 500 square feet, whichever is less, of the total floor area of a dwelling unit shall be devoted to the home occupation, excluding attached garages and other accessory structures.</p> <p>d. No more than one person who is not a resident of the dwelling can participate in the home occupation.</p> <p>e. No use of electrical or mechanical equipment which would change the fire rating of the structure or which would create audible or visible interference in radio or television receivers or which would cause fluctuations in line voltage outside the dwelling is allowed. If deemed necessary, the business shall be inspected by the fire marshal, and the applicant must commit to implement all required fire safety measures within a stated time period.</p> <p>f. In addition to parking required for the residents and one permitted nonresident employee, there can be no more than two vehicles parked on or in the vicinity of the property as a result of the business at any one time.</p> <p>g. There can be no more than two deliveries per day either to or from the residence by a private delivery service, and no other use of a commercial vehicle other than that normally used by the applicant or an employee is allowed.</p>
1.00 RESIDENTIAL: (continued)	
<p>1.53</p> <p>Home Occupations (continued)</p>	<p>h. In approving, conditioning, or denying an application for a home occupation business license, the city may consider, in addition to respective criteria for each use, the following:</p> <p>i. The location of the proposed facility in relation to traffic impacts and safety concerns to the adjacent neighborhood.</p> <p>ii. The impacts the proposed facility may have on the residential character of the neighborhood.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> iii. The cumulative impacts of the proposed facility in relation to similar city-approved facilities in the immediate vicinity. iv. The imposition of a condition under which the city reserves the right to impose conditions or to reconsider the facility within a certain timeframe from approval date, based on complaints filed with the city for violation of family day care or home occupation business license standards. i. Within all commercial zones, no home occupation business license will be issued for a use that is otherwise prohibited in the underlying zone. j. Signs for home occupations shall be mounted on or adjacent to a front door and may not exceed two square feet in cumulative area.
1.54 and 2.34 Upper Floor Dwelling Units and Mixed Use Horizontal (Commercial/Residential)	<ul style="list-style-type: none"> a. In a PND overlay, where applicable, and in the HDR district, the maximum permitted size is 10 units (i.e., 10 units per individual structure). b. Individual buildings with three or more units in a PND overlay shall be located strictly along collector or higher level roadways, and at corner locations whenever possible. c. New multifamily dwellings constructed on North Bend Way or Bendigo Boulevard shall be second story or above in the DC zoning district.
1.55 Interim Housing	<ul style="list-style-type: none"> a. Interim housing uses are temporary and must comply with procedures and standards outlined in Chapter 18.25 NBMC.
2.00 COMMERCIAL:	
	<ul style="list-style-type: none"> a. All commercial uses must obtain a North Bend business license. b. To provide for increased safety for pedestrians and vehicles along North Bend Way, access shall be off existing secondary streets and/or alleys whenever feasible or via joint use driveways shared between

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>multiple parcels. Driveways serving a single user should be avoided.</p> <p>c. Commercial development within the TLA shall meet the following requirements:</p> <p>i. Landscaping. Requires the transitional landscape area and landscaping as shown on Figure 1-5 of the North Bend Comprehensive Plan, Land Use Chapter.</p>
2.00 COMMERCIAL:	
	<p>ii. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA.</p> <p>iii. Permitted signs in these areas shall meet the performance standards for low-density residential zoning districts, provided front lighting is down-lit only.</p> <p>iv. Regional trail linkages are allowed within the TLA.</p> <p>d. Commercial development and uses within the LCOD shall meet the following requirements:</p> <p>i. Bulk and dimensional standards shall be as established for multifamily structures in NBMC 18.10.040, except that the front setback shall be 0.</p> <p>ii. No single use of ground floor commercial space shall exceed 5,000 square feet in size.</p> <p>iii. In addition to the sign provisions set forth in Chapter 18.20 NBMC, signs shall be limited to building or monument signs, limited to 20 square feet in area (including base), and shall be limited to external, down-lit illumination only.</p> <p>iv. A 10-foot Type 2 perimeter landscape buffer shall be provided where building area, driveway and parking area associated with the commercial use are adjacent to the property line.</p> <p>v. Building and site design shall be subject to the commercial, mixed-use and industrial design standards</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>and guidelines in NBMC 18.34.050.</p> <p>e. Lighting shall be full-cut fixtures and comply with the performance standards identified in Section 8.40, Glare, and those in Chapter 18.34 NBMC.</p> <p>f. Unless otherwise noted below with specific uses, storage of all associated uses (i.e., parts, equipment and service areas) should be screened from view using 15-foot-wide Type 1 landscaping and located to the side or rear of the development.</p> <p>g. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.</p>
2.01 Adult Entertainment Facilities	a. Adult entertainment establishments shall be conditionally permitted under Chapter 18.24 NBMC.
2.03a Boat and Watercraft Sales Car Wash 2.03b Gas and Service Station 2.03c Motorcycle Sales/Service 2.03d Paint and Body Shop 2.03e Parts Store	<p>a. Storage of all outdoor parts, equipment and service areas shall be located to the rear of the property and screened using 20-foot-wide Type 1 Landscaping.</p> <p>b. Fences along street frontages or regional trails shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated. Fences in combination with landscaping shall provide a visual site barrier.</p> <p>c. Towing, impound and wrecking yards must meet all standards as prescribed by the Washington State Patrol.</p>
2.00 COMMERCIAL: (continued)	
2.03f Auto Rental and Leasing	d. Car wash use in the IMU district is limited to 16-hour-per-day-operation – not at night.
2.03g Repair and Service Shop	e. Uses allowed in the DC zone shall be fully contained inside a building.

TYPE OF LAND USE:		PERFORMANCE STANDARD(S):
2.03h	RV/Commercial Truck Sales	f. Towing and temporary impound yards when in conjunction with a repair shop or other associated use shall be allowed only in the EP-1 zone.
2.03i	Sales (new and used auto passenger truck)	
2.03j	Snowmobile Sales/Service	
2.03k	Tire Shop Sales and Service	
2.03l	Towing and Impound Yard	
2.03m	Wrecking Yards (nonconforming use)	
2.00 COMMERCIAL: (continued)		
2.03o	Commercial Truck Travel Centers/Services	<p>a. New or substantial improvement of existing commercial truck travel service facilities shall make available electrical capabilities or other means for each truck to utilize to eliminate idling. "Substantial improvements" shall be defined to mean improvements worth more than 50 percent of the assessed value of the original building.</p> <p>b. The required amount of vehicular use area landscaping shall be met; however the location of said landscaping may be adjusted and placed on the perimeter or as a consolidated feature as approved by the director.</p> <p>c. Commercial truck parking areas shall not be located adjacent to public streets, unless a 30-foot Type 2 landscape buffer is provided.</p>
2.04	Bank/Financial Institution	a. In the EP-1 district, are permitted strictly if proposed to principally serve employees in that district. Sufficient core employment park land uses are expected to be developed before banks and financial institutions are allowed. Upon inquiry by an applicant, the director of community services shall make a determination as to whether sufficient core employment park uses are established.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
2.05 Bar and Tavern	a. In the EP-1 district, same standard as for banks and financial institutions as above (2.04). In the IMU district, are permitted to be open for a maximum 16-hour-per-day period.
2.06 Business Office	a. In the EP-1 and EP-2 districts, only business offices associated with the principal, underlying employment park use are allowed.
2.11 Equipment Rental – Large Scale	a. Storage of all outdoor parts, equipment and service areas shall be located to the side or rear of the property and screened with 15-foot-wide Type 1 landscaping. b. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.
2.11a Equipment Rental – Small	a. All storage of equipment must be in a fully enclosed building or otherwise screened from view behind or to the side of the primary building. Fifteen-foot-wide Type 1 landscaping shall be used around all storage of outdoor equipment and fences used for screening shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.
2.17 Hotel and Motel	a. Hotels and motels shall comply with the performance standards herein and with the commercial/mixed-use/industrial design standards and guidelines set forth in NBMC 18.34.050 . In the event of conflict between or among any such provisions, the more restrictive as determined by the city shall apply. b. Commercial building height, in the IMU zone, may be increased to 55 feet for a hotel subject to strict compliance with the performance standards herein and the commercial/mixed-use/industrial design standards and guidelines set forth in NBMC 18.34.050 . c. For hotels exceeding 35 feet in height, flat roofs are prohibited for the primary roof structure. d. Eaves of not less than 24 inches shall be provided for all roofs.
2.00 COMMERCIAL: (continued)	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
2.17 Hotel and Motel (continued)	<ul style="list-style-type: none"> e. For hotels exceeding 35 feet in height, all roof-installed mechanical equipment including, but not limited to, elevator shafts, fire staircases, etc., must be hidden within the roof elements or otherwise not visible from the exterior. f. Air conditioning units shall not project from the face of the building, and shall be integrated into the window system or other centralized system where the units are not visible from the exterior. Any air intakes shall be integrated into the building architecture. g. All exterior building lighting shall be full cut off fixtures. Fixtures shall not be visible from neighboring residentially zoned properties, and shall be placed under balconies or eaves, or otherwise as approved by the city. h. Hotels exceeding 35 feet in height shall provide a minimum of 40 percent of all guest rooms above the ground floor with usable balconies accessible from the interiors of all such guest rooms. i. Each unit or room shall provide a window a minimum six-feet in width with a transom panel to a minimum height of eight feet, unless otherwise approved by the city during the design review process. j. The following minimum floor heights shall apply: <ul style="list-style-type: none"> i. Ground Floor Common Areas. Twelve-foot to ceiling height, measured floor to ceiling, except for interior design and accent features. ii. Any floor above the ground floor. A minimum nine-foot height, measured floor to ceiling, except bathrooms or design and accent features. k. Signs. The following performance standards apply to hotels within the IMU zone, and shall control over those set forth in Chapter 18.20 NBMC or any other provision of this code: <ul style="list-style-type: none"> i. Signs shall be compatible with and not obscure or detract from the architecture, scale, materials and color of the associated building.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> ii. Pole signs are prohibited. iii. Building-mounted signs shall be limited to a total of 100 square feet and shall not be oriented towards or be visible from adjacent residentially zoned properties. iv. Monument signage shall be limited to a total of 20 square feet, including base, and shall be limited to external down lit illumination only. v. One entry feature sign is allowed at an ingress and egress point and shall be limited to 10 square feet with external down lit illumination only. vi. Panel signs shall not be allowed for building-mounted signs. No unarticulated panel signs shall be allowed for monument signs.
2.00 COMMERCIAL: (continued)	
2.17 Hotel and Motel (continued)	<ul style="list-style-type: none"> vii. Building-Mounted Signs. Illumination may include overhead downlighting, subdued halo back lit single stroke neon, opaque can sign with illuminated letters (no box can signs), or channel letters. Unarticulated signs and full internally lit signage is prohibited. l. To help the building blend with its surrounding natural viewsapes, primary building and trim colors shall be natural warm tones of tan, brown, dark gray, brick red, green or blue. Creams, light grays and whites are prohibited. m. Roof color shall be natural dark tones of tan, brown, red, green or gray. All other colors are prohibited. n. Building materials shall be natural such as wood, brick, stone, or cultured stone. Stucco and concrete masonry unit (CMU) shall be prohibited as a primary material, but may be used as accent features. Vinyl and synthetic stucco is prohibited. o. For parking lot landscaping: Type II landscaping, as described in NBMC 18.18.080, shall be provided in

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>place of Type III landscaping to increase the quantity of evergreens to increase screening functions, and to reduce visual impacts from surrounding views and vistas. Low-impact strategies shall be incorporated into the parking lot design and landscaping.</p> <p>p. Within the transitional landscape area (TLA) the total driveway cut(s) shall be limited to 20 linear feet per lot, unless otherwise approved by the city for emergency vehicles.</p> <p>q. For hotels located south of I-90, improved pedestrian safety shall be provided at the roundabout, including the I-90 on- and off-ramps at Exit 31, to allow safe pedestrian access to North Bend's commercial areas located north of I-90. Such measures may include, but are not necessarily limited to, the installation of in-roadway warning light crosswalk systems at the crosswalks.</p>
2.18 Lumber and Associated Sales	a. Storage of all outdoor merchandise and equipment shall be located to the rear or side of the property. Ten-foot-wide Type 2 landscaping is required when these areas front a street.
2.20 Nursery, Landscape, and Garden Supply	a. Outdoor storage or stockpiling of soil, bark chips, gravel, railroad ties, or related bulk landscape materials for sale or resale is prohibited in the PND and DC zoning districts; incidental business use of these materials is permitted. In the NB and EP-1 districts, the outdoor storage or stockpiling standard shall be limited to not more than 125 cubic yards of bulk (nonpackaged) materials.
2.22 Recreational Vehicle Park	<p>a. Must provide adequate utilities, including but not limited to potable water supply, sewage disposal facilities, and electrical connections, as specified by the city's building inspector, King County health department, or relevant authority.</p> <p>b. The minimum distance between recreational vehicle pads shall be 12 feet.</p> <p>c. The maximum length of stay shall be 180 days in any one-year period.</p> <p>d. In addition to conformance with perimeter landscape regulations in Chapter <u>18.18</u> NBMC, a minimum of two trees shall be provided adjacent to each recreational vehicle pad. The ground area between recreational</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	vehicle pads and within the recreation areas shall be covered with grass lawn or other landscaping.
2.00 COMMERCIAL: (continued)	
2.22 Recreational Vehicle Park (continued)	e. The required amount of vehicular use area landscaping shall be met; however, the location of said landscaping may be adjusted and placed on the perimeter or as a consolidated feature as approved by the director.
2.23a Indoor Shooting Range (Gun and Archery)	a. All indoor shooting ranges shall comply with applicable local, state and federal laws, standards and regulations. b. All indoor shooting ranges shall implement industry best management practices. c. Noise Abatement. The building design or use must incorporate sound reduction techniques so that noise levels from the discharge of firearms do not exceed 50 dB as measured at the property line to residential zoned properties. Refer to Chapter 8.26 NBMC, Noise Abatement and Control, for all other zones. d. Ventilation. HEPA filters are required for exhaust fans. e. Solid Lead. The application must provide a plan for the safe removal and disposal of lead and lead dust. Lead and lead dust may not be disposed of in either the storm or sanitary sewer system. f. Containment. Bullet traps, range walls, floors and ceilings must capture all bullets and arrows. Bullet traps, floors, walls and ceilings must all be sufficiently strong to prevent bullets and/or arrows from leaving the range room. g. Security. The application must include a security plan which at a minimum contains a continuously operating video surveillance system located on all exterior entrances.
2.24b Restaurant (Non-Drive-Thru)	a. In the DC and IC districts, are permitted to be open for 24 hours. In the NB and IMU districts, are expected to be open for maximum 16-hour-per-day periods – not at night.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
2.25 Research and Development	a. In the DC zone, research and development is restricted to the second or higher stories of buildings for lots fronting on North Bend Way or Bendigo Boulevard.
2.27 Retail and Wholesale Sales	a. In the EP-1 and EP-2 districts, retail sale of goods is limited strictly to those manufactured on-premises, and sales areas may not occupy more than 15 percent of gross floor area.
2.29 Storage Facilities	<p>a. The required amount of vehicular use area landscaping shall be met; however, the location of said landscaping may be adjusted and placed on the perimeter or as a consolidated feature as approved by the director.</p> <p>b. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated.</p>
2.29c Outdoor Storage of Boats, Cars, Campers, Etc.	<p>a. Storage of all outdoor parts, equipment and service areas shall be located to the side or rear of the property and screened from view using 15-foot-wide Type 1 landscaping.</p> <p>b. The required amount of vehicular use area landscaping shall be met; however, the location of said landscaping may be adjusted and placed on the perimeter or as a consolidated feature as approved by the director.</p>
2.32 Veterinary Clinic	a. Exterior kennels or runs are prohibited in the NB and DC zoning districts.
2.34 Mixed-Use Horizontal (Commercial/Residential)	See performance standards under 1.54, Upper Floor Dwelling Units.
2.00 COMMERCIAL: (continued)	
2.41 Marijuana Related Uses (Producer, Processor, Retail and Other)	See Chapter 18.60 NBMC.
3.00 INDUSTRIAL:	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
3.00 All Industrial Uses	<ul style="list-style-type: none"> a. Must obtain a North Bend business license. b. To provide for increased safety for pedestrians and vehicles along North Bend Way, access should be off existing secondary streets and/or alleys whenever feasible or via joint use driveways shared between multiple parcels. Driveways serving a single user should be avoided. c. Industrial development within the TLA shall meet the following requirements: <ul style="list-style-type: none"> i. Landscaping. Required per Chapter 18.18 NBMC, Landscaping Regulations, and as shown on Figure 1-5 of the North Bend Comprehensive Plan, Land Use Chapter.
3.00 INDUSTRIAL: (continued)	
3.00 All Industrial Uses (continued)	<ul style="list-style-type: none"> ii. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA. iii. Permitted signs in these areas shall meet the performance standards for low-density residential zoning districts, provided front lighting is down lit only. iv. Regional trail linkages are allowed within the TLA. d. Lighting shall be full-cut fixtures and comply with the performance standards identified in Section 8.40, Glare, and with Chapter 18.34 NBMC. e. Unless otherwise noted below with specific uses storage of all associated uses (i.e., parts, equipment and service areas) should be screened from view using 15-foot-wide Type 1 landscaping and located to the side or rear of the development. f. Fences along street frontages shall not be galvanized chain link. If chain link is used for fencing along street frontages it shall be black, green or brown and powder or plastic coated. g. In any new structure or building and for any new use, warehousing shall be limited to 80 percent of the gross

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>area of the building or structure. In the event of multiple structures or buildings (e.g., campus style layout) operated by a single user, aggregate warehousing shall be limited to 80 percent of the total gross area of all buildings associated with that single user. "Single user" means a single business entity that shares management, controlling ownership interests, storage areas or shared ingress and egress into that business entity. "Warehouse" is a building or structure used for the storage of goods and/or materials, where the total gross floor area dedicated to the storage of goods and/or materials exceeds 65 percent; provided, however, if an applicant can provide evidence and make a showing that the primary function of the use within such building or structure is manufacturing, assembly, or reassembly of goods and materials, then it shall not be defined as a warehouse. Notwithstanding anything to the contrary in this section all existing uses and buildings (without regard to the foregoing 65 percent warehouse threshold) in existence as of and located within the EP-1 zone located west of Bendigo Blvd. S., in each case as of September 21, 2010, and any subsequent expansion of any such uses and buildings, including expansion into new buildings and uses associated with the existing use, shall be exempt from compliance with this provision.</p> <p>h. The city highly encourages all buildings to be constructed to meet the minimum program requirements of LEED, Leader in Energy Efficient Design, Silver Certification, however this is not a requirement.</p>
3.00 INDUSTRIAL: (continued)	
<p>3.11 Apparel, Fabrics, Etc.</p> <p>3.15 Fabricated Small Components and</p>	<p>a. These uses are permitted as indicated in Table 18.10.030. Within the NB and DC districts, the scale of industrial and/or manufacturing operations associated with these uses shall be limited and shall include limited truck or associated shipping and receiving traffic and generally limited land use impacts on surrounding properties and the zoning district. Additional mitigating conditions may be placed on the use through the SEPA process to address impacts of the use that are not addressed through conformance to the city's development regulations.</p> <p>b. Within the DC district and NB district (including its associated urban separator overlay district), limited scale</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p>Products</p> <p>3.16 Food and Beverage Products</p> <p>3.17 Furniture and Fixtures</p> <p>3.18 Handcrafted Products</p> <p>3.21 Measuring and Controlling Instruments</p> <p>3.24 Prepared Materials – Indoor assembly, processing and packaging</p> <p>3.25 Printing, Publishing and Allied Industries</p> <p>3.28 Signs and Advertising Display</p> <p>3.29 Stone, Clay, Pottery, and China</p>	<p>industrial/manufacturing uses as listed herein, and as permitted by Table 18.10.030, Permitted and Conditional Land Uses, shall meet the following standards:</p> <p>i. Use shall not exceed the size limitation in NBMC 18.34.050 for ground floor single-user commercial square footage.</p> <p>ii. Use must contain a retail storefront component, except as authorized under subsection (c) of this section or must be located behind other retail, service or office uses within the building that front directly to the street.</p> <p>iii. All manufacturing activities and associated storage areas shall be fully contained within the building.</p> <p>c. Within the NB zone, for limited scale industrial/manufacturing uses as listed herein on parcels located in the urban separator overlay district and located between Thrasher Avenue NE and the intersection of North Bend Way and SE Tanner Road, the following exception to subsection (b) of this section shall apply:</p> <p>i. Uses constructed on parcels located substantially behind other parcels that are immediately adjacent to the street, or constructed together with other buildings containing separate uses located directly adjacent to the street (such that the building containing the use listed herein cannot be built adjacent to the street), do not require a retail storefront component.</p>
<p>3.33 On-Site Hazardous Waste Treatment</p>	<p>a. Permitted as an accessory use only to permitted activities in zones generating hazardous waste; provided, that facilities meet siting criteria in RCW 70.105.210.</p>
<p>3.41 Accessory Industrial Uses</p>	
<p>4.00 PUBLIC AND QUASI-PUBLIC USES:</p>	<p>a. All public and quasi-public uses within the park, open space, and public facilities district (see</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	Table <u>18.10.030</u> – 4.00) are subject to applicable covenants or restrictions associated with respective public or quasi-public properties and approval by the city council as necessary (e.g., for sale, lease, use, or otherwise).
4.10 Open Space, Park, Trail and Recreation	a. In residential districts, with the exception of golf courses, shall be noncommercial in nature.
4.00 PUBLIC AND QUASI-PUBLIC USES: (continued)	
4.11 Golf Course	b. In residential districts, active recreational complexes shall not include major athletic facilities like stadiums, field complexes, multicourt indoor tennis facilities, or the like.
4.12 Golf Driving Range	c. Recreational or social clubhouses, or community buildings, are permitted in all residential zoning districts.
4.13 Athletic Fields/Sport Facilities	d. All park and related recreational uses shall be subject to any criteria or guidelines set forth in the city of North Bend's Comprehensive Plan, review and recommendation by the parks board, and applicable design guidelines.
4.40 Churches and Religious Institutions	a. In the LDR and CLDR zones, must be located on or within 300 feet of a collector or arterial street, as defined by the director of community services. b. Any residence located in conjunction with churches and religious institutions shall comply with provisions governing residential uses.
4.00 PUBLIC AND QUASI-PUBLIC USES: (continued)	
4.50 Museum/Interpretive Center/Community Centers and	a. Museums and interpretive centers shall be nonprofit businesses incorporated under the Internal Revenue Code Section 501(c)(3) regulations.

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
Associated Activities	<ul style="list-style-type: none"> b. Activities permitted at museums and interpretive centers shall be approved by the respective management of the museum or center and shall not be inconsistent with the purpose of the underlying zoning district or incompatible with surrounding land uses. c. Museums and interpretive centers that include restoration of large-scale equipment shall be permitted only in the EP-1 district, and shall require a conditional use permit.
4.70 Temporary Public or Quasi-Public Buildings or Uses	a. Temporary public or quasi-public buildings and uses must comply with procedures and standards outlined in Chapter 18.25 NBMC.
5.00 UTILITIES:	
5.10 Public and Private Utilities – Minor	<ul style="list-style-type: none"> a. Shall be visually screened and meet requirements of the city's landscape, design review, and/or clearing and grading codes. b. Satellite dish antennas shall not exceed 36 inches in diameter, and shall be installed strictly in rear yard areas. In multifamily buildings, multiple dish antennas are prohibited.
5.20 Public and Private Utilities – Major (includes wireless facilities)	<ul style="list-style-type: none"> a. Same as standards for 5.10 (above). b. Applicants shall work with city officials to determine least-intrusive locations. c. Wireless, telecommunication, and electrical utilities shall share sites to the greatest extent possible.
6.00 RESOURCE USES:	
6.10 6.20 Christmas Tree Farm 6.30 6.40 Commercial Farm – Produce 6.60 6.70 Commercial Greenhouse Farmland, Pasture, Crops	<ul style="list-style-type: none"> a. Where commercial in nature, must obtain a North Bend business license. b. All resource uses must comply with best management practices, be they for agricultural, horticultural, silvicultural, or other resource-based operations. c. Must meet applicable standards of the Washington State Department of Agriculture and/or Department of

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p>Public Garden Unlisted Resource Uses</p>	<p>Natural Resources.</p> <p>d. All resource uses within the park, open space, and public facilities district are subject to applicable covenants or restrictions associated with respective public or quasi-public properties and approval by the city council as necessary (e.g., for sale, lease, use, or otherwise).</p> <p>e. Right to farm/right to forest is an ordinance that protects farmers and farm operations or foresters and forest operations from private or public nuisance laws.</p> <p>f. TDR program sending sites.</p>
6.00 RESOURCE USES: (continued)	
<p>6.65 Temporary Resource Buildings or Uses</p>	<p>a. Temporary resource buildings and uses must comply with procedures and standards outlined in Chapter <u>18.25</u> NBMC.</p>
7.00 UNLISTED USE STANDARDS:	
<p>7.10 Outdoor Storage of Vehicles</p>	<p>a. For all single-family uses, with the exception of garages or carports, parking spaces or yard areas shall not be utilized for the storage of any motor vehicle or vehicle accessory such as trucks, camper shells, boats, trailers, motorcycles, or other wheeled accessory or conveyance except those vehicles owned by the owner or occupant of the residence. Such vehicles shall have a current license from the state of Washington if required to operate on the road and shall not occupy an area greater than the total area permitted for detached accessory structures as calculated in 1.51.</p> <p>b. For all cottage and multifamily uses and districts, with the exception of garages or carports, parking spaces or yard areas, shall not be utilized for the storage of any motor vehicle or vehicle accessory such as trucks, camper shells, boats, trailers, motorcycles, or other wheeled accessory or conveyance. For purposes of this section, "storage" means a period of 72 hours during which the vehicle or vehicle accessory is nonutilized.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>c. Commercial and employment park zoning district lands shall not be utilized for the outdoor storage of any truck, motor vehicle, or vehicle accessory such as trailers, camper shells, boats, motorcycles, or other wheeled accessory or conveyance; provided, storage uses may be permitted if they (i) are a permitted use; (ii) are incidental to the underlying permitted use. For purposes of this section, “storage” means a period of 72 hours during which the vehicle or vehicle accessory is nonutilized.</p>
8.00 ENVIRONMENTAL QUALITY STANDARDS FOR ALL USES:	<p>a. All land uses in all zoning districts shall meet nuisance standards under Chapter 8.08 NBMC, as well as the environmental quality performance standards outlined below in 8.10 through 8.70.</p>
<p>8.10 Air Quality</p>	<p>a. Odors from gases or other odorous matter shall not occur in quantities as to be unreasonably offensive beyond the exterior property lines of the lot or site.</p> <p>b. Smoke may not be emitted from any source in a greater density of gray than that described as No. 1 on the Ringelmann Chart, except that visible gray smoke of a shade darker than that described as No. 2 on the Ringelmann Chart may be emitted for not more than four minutes in any 30-minute period. Provisions applicable to visible gray smoke shall also apply to visible smoke of a different color but with an equivalent apparent opacity.</p> <p>c. Dust, dirt, fly-ash, or airborne solids from any sources shall not be in a density greater than that described as No. 1 on the Ringelmann Chart.</p> <p>d. Toxic gases or matter shall not be emitted in quantities which may be damaging to health, animals, vegetation, or property or which can cause any excessive soiling beyond the exterior of the property lines of the lot or site.</p>
8.00 ENVIRONMENTAL QUALITY STANDARDS FOR ALL USES: (continued)	
<p>8.10 Air Quality (continued)</p>	<p>e. Must meet any standards or requirements promulgated by the Puget Sound Air Pollution Control Agency, or</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	other air-quality regulatory and/or enforcement bodies.
8.20 Vibration	a. Vibration from any machine, operation, or process which exceeds three-thousandths of one inch displacement or three-tenths g peak acceleration, whichever is greater, as measured at any point outside the property lines of the lot or site, shall be prohibited. The latter shall apply in the frequency range of zero to 5,000 cycles per second. Shock absorbers or similar mounting shall be allowed to permit compliance with this specification.
8.30 Heat	a. No use shall produce heat perceptible beyond its lot lines.
8.40 Glare	a. No use shall produce direct light or glare beyond its property lines.
8.50 Noise	a. Emission of noise and vibration shall not exceed those in excess of allowable levels under Chapter 8.26 NBMC.
8.60 Liquid and Solid Waste	a. Discharge of any material which can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise emit dangerous or offensive material into public or private sewers, water bodies, or into the ground, except in compliance with Washington State Department of Ecology standards, shall not be permitted.
8.70 Storage and Waste Disposal	a. Storage and handling of all flammable, combustible, explosive, and/or other hazardous materials shall be in compliance with the International Fire Code (IFC) and other applicable codes, including but not limited to Articles 30, 76, 77, 79, 80, and 82 in the IFC. b. All above-ground, outdoor storage facilities for fuel, raw materials, and products shall be enclosed by an approved fence designed for safety. c. Storage of hazardous materials shall be completely enclosed in nonpermeable containers. d. All materials or wastes which might cause fumes or dust, or constitute a fire hazard, shall be stored in

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	containers adequate to eliminate such hazard.

EXHIBIT D

Table 18.20.060 – Permitted Signs and Sign Standards

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
LDR & CLDR	<p>I. Residential Uses – signs are permitted with the following guidelines:</p> <ol style="list-style-type: none"> 1. Subdivisions must be >49 lots for an identifying subdivision sign to be permitted. 2. Signs for childcare facilities, bed and breakfast establishments, and home occupations are permitted; signs for other residential uses, and signs incidental to residential dwellings (e.g., except I.1 name signs, welcome signs, house number signs) are prohibited. 3. All residential sign materials shall be constructed of wood, natural, or simulated natural materials, with the exception of paint, hardware, or like materials needed for color/illustration, assembly, and footings, and with the exception of home occupation signs. 4. Backlighting of residential signs is prohibited; front lighting is permitted with associated landscaping. <p>II. Public and Quasi-Public Uses – signs are permitted; must meet guidelines of I.3. and I.4.</p> <p>III. Utility Uses – signs are permitted.</p>	<p>I. Residential Uses.</p> <ol style="list-style-type: none"> 1. Subdivision identifying signs shall be monument style only; shall not exceed 30 square feet; and shall be horizontally oriented. Identification signs are intended only for distinctly separated subdivisions. 2. Signs for childcare facilities and bed and breakfast establishments shall be monument type or mounted on a front building facade; shall not exceed three square feet in cumulative area; and shall be horizontally oriented. <p>2.a. Signs for home occupations shall be mounted on a front door and may not exceed two square feet in cumulative area.</p> <p>II. Public and Quasi-Public Uses.</p> <ol style="list-style-type: none"> 1. Signs shall meet size criteria of NBMC. 2. Church signs shall be monument type or mounted on an appropriate building facade; and shall be horizontally oriented. <p>III. Utility Uses.</p> <ol style="list-style-type: none"> 1. Utility facilities may have minor identifying signs (e.g., “Utility Name”) and associated public safety signs (e.g., “High-Voltage Hazard”; “No Trespassing”); signs shall be limited to six square feet in cumulative area.
HDR	All use and performance standards for signs in the LDR	All design and bulk and dimensional standards for signs in the LDR district (I.1, I.2,

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
	<p>district (I.1, I.2, I.3, I.4, II, and III) apply except:</p> <p>I. Residential Uses.</p> <p>5. Signs for elderly homes and related uses are permitted.</p> <p>6. Multifamily complexes >3 structures may have an identifying sign.</p>	<p>I.2.a, II.1, II.2 and III.1) apply. In addition:</p> <p>I. Residential Uses.</p> <p>5. Signs for elderly homes and related uses shall be monument type and/or mounted on an appropriate building facade; shall not exceed 20 square feet; and shall be horizontally oriented.</p> <p>6. Signs for multifamily complexes shall be monument type and/or mounted on an appropriate building facade; shall not exceed 20 square feet; and shall be horizontally oriented.</p>
NB	<p>All use and performance standards for signs permitted in the LDR and HDR districts shall apply (i.e., I.1, I.2, I.3, I.4, II, III, I.5, and I.6 apply). In addition:</p> <p>I. Residential Uses.</p> <p>7. Manufactured and mobile home parks >14 units may have an identifying sign.</p> <p>IV. Commercial Uses.</p> <p>1. Commercial signs are permitted.</p> <p>2. Commercial signs are not subject to residential sign standards I.3 and I.4.</p>	<p>All design and bulk and dimensional standards for signs in the LDR and HDR districts apply (I.1, I.2, I.2.a, II.1, II.2, III.1, I.5 and I.6), except:</p> <p>I. Residential Uses.</p> <p>7. Childcare facility and bed and breakfast signs may be up to eight square feet in area.</p> <p>8. Manufactured and mobile home park identifying signs shall be monument type only; shall not exceed 30 square feet; and shall be horizontally oriented.</p> <p>IV. Commercial Uses.</p> <p>2. Size limit for commercial signs is 75 square feet (cumulative area). Seventy-five-square-foot measurement is for a single property, provided, with two-sided signs, only one sign counts toward the 75-square-foot figure. Banners shall not exceed 25 square feet in area per banner, are limited to two banners per business and are limited to a 45-day display time. Each business is limited to a maximum of 12 banners per year.</p> <p>Height limit for commercial signs is 35 feet for wall-mounted, 20 feet for pole signs</p>

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
		<p>and 10 feet for monument signs.</p> <p>V. Commercial Uses, Multiple.</p> <p>a. A multiple-tenant site may have one site entrance sign for each vehicle entrance to the site. The sign shall be monument type, either ground-mounted or pole-mounted. The maximum size shall not exceed 30 square feet per side; maximum height shall not exceed eight feet above the adjacent grade. Entrance signs may have two faces and may be internally lighted; provided, that 60 percent of the face panel shall be an opaque color that will subdue the light emitted. The signage on the entrance sign will apply to the total amount of signage allowed for the site.</p> <p>b. Each business located on a multiple-tenant site or in a multi-tenant building or a single business located on multiple parcels with a structure on each parcel may have one wall sign for business identification. The size and number of signs shall be as provided in Table 18.20.060A. The wall sign may be internally or externally lighted; provided, that if external illumination is desired, the lighting fixture(s) shall be shielded to focus the light on the sign area and shall avoid light spillage into the sky or onto adjacent property. If internal illumination is desired, at least 60 percent of the face panel shall be an opaque color that will subdue the light emitted. The wall sign shall be mounted on the front facade of that portion of the building containing the business's public entrance, or it may be mounted on a portion of the building that is architecturally integrated with the business's front facade. Where it can be shown that reasonable difficulty exists in mounting the sign as provided above, the sign may be mounted on an alternate side of the building as long as the alternate location will not detract from the design of the building or violate any other provision of the design guidelines.</p>

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
NB (continued)		<p>c. Each business located on a multiple-tenant site may have one business entrance sign, wall type, or marquee type, limited to four square feet in area per side. The entrance sign shall not exceed 10 feet in height above the adjacent grade or entry landing.</p> <p>d. When a business located on a multiple-tenant site or in a multi-tenant building goes out of business or relocates the amount of signage allocated to that business needs to be removed from the site and does not revert to the other businesses located on the site.</p>
DC	All use and performance standards for signs permitted in the NB district, with the exception of I.7, shall apply.	All design, bulk, and dimensional standards for signs permitted in the NB district, except I.8, shall apply.
IMU	<p>I. Residential Uses. All use and performance standards for signs in the HDR district apply.</p> <p>IV. Commercial Uses. All use and performance standards for signs permitted in NB district apply.</p>	<p>I. Residential Uses. Same as HDR.</p> <p>IV. Commercial Uses. 1. Size limits for commercial signs is 100 square feet cumulative area. One-hundred-square-foot measurement is for a single property; provided, with two-sided signs, only one side counts toward the 100-square-foot figure. Height limit for commercial signs is 25 feet.</p> <p>V. Commercial Uses, Multiple. a. A multiple-tenant site may have one freeway-oriented center identification sign, located on the center property with a maximum size of 100 square feet per side (based on a sign with two faces), and a maximum height of 25 feet. No moving parts or changing images are permitted. The sign may be internally lighted, provided 60 percent of the display area is an opaque color that will subdue the light emitted. Up to</p>

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
		<p>50 percent of the sign area may be used to identify major tenants.</p> <p>b. A multiple-tenant site may have one entrance sign for each vehicle entrance to the site. The sign shall be monument type, either ground-mounted or pole-mounted. The maximum size shall not exceed 30 square feet per side; maximum height shall not exceed eight feet above the adjacent grade. Entrance signs may have two faces and may be internally lighted; provided, that 60 percent of the face panel shall be an opaque color that will subdue that light emitted. Up to 50 percent of the display area may be used to identify major tenants. A center entrance sign may be strategically located away from the actual entrance, provided at least 25 percent of the message thereon is dedicated to providing directions to the vehicle entrance and the signage on the entrance sign will apply to the total amount of signage allowed for the site.</p>
IMU (continued)		<p>c. Each business located on a multiple-tenant site or in a multi-tenant building or a single business located on multiple parcels with a structure on each parcel may have at least one wall sign for business identification. The size and number of signs shall be as provided in Table 18.20.060A. The wall sign may be internally or externally lighted; provided, that if external illumination is desired, the lighting fixture(s) shall be shielded to focus the light on the sign area and shall avoid light spillage into the sky or onto adjacent property. If internal illumination is desired, at least 60 percent of the face panel shall be an opaque color that will subdue the light emitted. The wall sign shall be mounted on the front facade or that portion of the building containing the business's public entrance, or it may be mounted on a portion of the building that is architecturally integrated with the business's front facade. Where it can be shown that reasonable difficulty exists in mounting the sign as provided above, the sign may be</p>

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
		<p>mounted on an alternate side of the building as long as the alternate location will not detract from the design of the building or violate any other provisions of the design guidelines. When a business located on a multi-tenant site or within a multi-tenant building goes out of business or relocates, the amount of signage allocated to that business needs to be removed from the site and does not revert to the other business located on the site.</p> <p>d. Each business located on a multiple tenant site may have one business entrance sign, wall type or marquee type, limited to four square feet in area per side. No lighting of the business entrance sign is permitted. The entrance sign shall not exceed eight feet in height above the adjacent grade or entry landing.</p>
IC	<p>V. Commercial Uses.</p> <p>3. Commercial signs are permitted.</p>	<p>IV. Commercial Uses.</p> <p>3. Size limit for commercial signs is 150 square feet (cumulative area). One-hundred-fifty-square-foot measurement is for a single property; provided, with two-sided signs, only one side counts toward the 150-square-foot figure. Height limit for commercial signs is 35 feet.</p> <p>V. Commercial Uses, Multiple.</p> <p>a. A multiple-tenant site may have one freeway-oriented center identification sign, located on the center property with a maximum size not to exceed 150 square feet per side (based on a sign with two faces), and a maximum height not to exceed 35 feet. No moving parts or changing images are permitted. The sign may be internally lighted, provided 60 percent of the display area is an opaque color that will subdue the light emitted. Up to 50 percent of the sign area may be used to identify major tenants.</p>

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
IC (continued)		<p>b. A multiple-tenant site may have one site entrance sign for each vehicle entrance to the site. The sign shall be monument type, either ground-mounted or pole-mounted. The maximum size shall not exceed 30 square feet per side; maximum height shall not exceed eight feet above the adjacent grade. Entrance signs may have two faces and may be internally lighted; provided, that 60 percent of the face panel shall be an opaque color that will subdue the light emitted. Up to 50 percent of the display area may be used to identify major tenants. A center entrance sign may be strategically located away from the actual entrance, provided at least 25 percent of the message thereon is dedicated to providing directions to the vehicle entrance. Business signage on the entrance sign will apply to the amount of signage allowed for the site.</p> <p>c. Each business located on a multiple-tenant site or in a multi-tenant building or a single business located on multiple parcels with a structure on each parcel may have at least one wall sign for business identification. The size and number of signs shall be as provided in Table 18.20.060A. The wall sign may be internally or externally lighted; provided, that if external illumination is desired, the lighting fixture(s) shall be shielded to focus the light on the sign area and shall avoid light spillage into the sky or onto adjacent property. If internal illumination is desired, at least 60 percent of the face panel shall be an opaque color that will subdue the light emitted. The wall sign shall be mounted on the front facade of that portion of the building containing the business's public entrance, or it may be mounted on a portion of the building that is architecturally integrated with the business's front facade. Where it can be shown that reasonable difficulty exists in mounting the sign as provided above, the sign may be mounted on an alternate side of the building as long as the alternate location will not detract from the design of the building or violate any other provisions of the design</p>

ZONING DISTRICT:	PERMITTED SIGNS AND PERFORMANCE STANDARD(S):	DESIGN AND BULK (SIZE) STANDARD(S):
		<p>guidelines. When a business located on a multi-tenant site or within a multi-tenant building goes out of business or relocates the business signage needs to be removed from the site and does not revert back to the other business on-site.</p> <p>d. Each business located on a multiple-tenant site may have one business entrance sign, wall type, or marquee type, limited to four square feet in area per side. No lighting of the business entrance sign is permitted. The entrance sign shall not exceed eight feet in height above the adjacent grade or entry landing.</p>
EP-1	<p>V. Commercial Uses.</p> <p>4. Commercial signs are permitted.</p>	<p>V. Commercial Uses.</p> <p>4. Size limit for commercial signs is 150 square feet (cumulative area). One-hundred-fifty-square-foot measurement is for a single property; provided, with two-sided signs, only one side counts toward the 150-square-foot figure. Height limit for commercial signs is 35 feet.</p>
EP-2	<p>IV. Commercial Uses.</p> <p>5. Commercial signs are permitted.</p>	<p>V. Commercial Uses.</p> <p>5. Size limit for a commercial sign is 150 square feet (cumulative area). One-hundred-fifty-square-foot measurement is for a single property; provided, with two-sided signs, only one side counts toward the 150-square-foot figure. Height limit for commercial signs is 35 feet.</p>
POSPF	<p>All use and performance standards for signs permitted in the LDR district shall apply.</p> <p>IV. Commercial Uses.</p> <p>6. Commercial signs are permitted for resource uses listed in Table 18.10.030(6.00).</p>	<p>All design, bulk, and dimensional standards for signs permitted in the LDR district shall apply.</p> <p>IV. Commercial Uses.</p> <p>6. Size limit for commercial signs shall meet qualitative guidelines of NBMC.</p>